Karen Johnson Davidson County
Batch# 1162933 DEEDWARR
07/26/2024 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20240726-0056805

SHANNON R. RICHARDSON TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF Williamson** The actual consideration or value, whichever is greater, for this transfer is $325,000.00 Affiant Subscribed and sworn to before me, this 26th day of July, 2024. Notary Public My commission expires: 3/20/2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Williams C. Hubbard	**New Owner**	**116-12-0D-536.00CO**
536 Armistead Place		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Maclellan Hubbard, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Williams C. Hubbard, an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 536, on the Plan of Burlington Condominium Plat, Phase III, of record in Plat Book 6250, Page 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description, together with the appurtenant interest in the common elements of Burlington Condominiums, a horizontal property regime established by Master Deed of record in Book 6011, Page 653, amended in Book 6194, Page 440, and in Book 6362, Page 405, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Maclellan Hubbard, by Deed from Kenneth M. Switzer and wife, Marilyn W. Switzer, dated January 27, 2021, of record in Instrument No. 20210204-0016316, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 6250, Page 103, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 5863, Page 796, amended in Book 6046, Page 134, Register's Office for Davidson County, Tennessee.
d. Master Deed of record in Book 6011, Page 653, amended in Book 6194, Page 440, Book 6362, Page 405, Instrument No. 20191202-0123588, Register's Office for Davidson County, Tennessee.
e. By Laws of record in Book 6011, Page 687, amended in Book 11525, Page 300, Register's Office for Davidson County, Tennessee.
f. Sewer Easement of record in Book 4007, Page 196, Book 6929, Page 643 and Book 6929, Page 646, in the Register's Office for Davidson County, Tennessee.
g. Sewer Line Easement of record in Book 3947, Page 20 and Book 5904, Page 49, in the Register's Office for Davidson County, Tennessee.
h. Water Main Easement of record in Book 4049, Page 497 and Book 5904, Page 44, in the Register's Office for Davidson County, Tennessee.

i. Charter for Homeowners Association of record in Book 6018, Page 349, Book 5869, Page 168, Book 7570, Page 316, Book 7866, Page 386 and Book 8158, Page 846, in the Register's Office for Davidson County, Tennessee.
j. All matters of record in Plat Book 5200, Page 406 and Plat Book 5800, Page 185, in the Register's Office for Davidson County, Tennessee.
k. Subject to rights of others in and to common areas/elements.
l. Subject to lien for special assessment contained in DCCR's/Master Deed.
m. Subject to HOA dues- if any.
n. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 536 Armistead Place, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 26th day of July, 2024.

Maclellan Hubbard

*I certify by my signature that this property has never been the marital residence of the grantor.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, **Maclellan Hubbard,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of July, 2024.

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Signature
My commission expires: 11-5-2024

File #: **24-313**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Scott Hubbard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on

7/26/24.

Date

S. Scott Hubbard

Affiant Signature

July 26, 2024

State of TN

County of Williamson

Sworn to and subscribed before me this 26th day of July, 2024

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON